

CEDAR COVE HOA BOARD MEETING MINUTES – JULY 7, 2016

Christine Bernt's home. Present: Christine Bernt, Jodi Kant, Connie Nissen

Meeting called to order at 4:45 pm.

Treasurer's Report May 31, 2016: Total Income-\$9,150.00; Total Expenses-\$5,452.11; HOA balance-\$47,892.70

Connie reported the June 20, 2016, HOA Board Meeting Minutes were approved as e-mailed to the Board members.

OLD BUSINESS

Christine telephoned Blake of Cameron TH in follow-up to our list of unfinished Cedar Cove development matters the Board presented to him at the end of May 2016, and reported:

- Blake will mediate with Scott concerning Scott reimbursing the HOA for \$1,513.94 of sprinkler system repairs the HOA feels was caused by Scott not blowing out the lines after moving the sprinkler boxes off school district property onto Broken Spoke property. Damage was caused when Scott turned on the water to test these lines and then didn't blow the lines out again as had previously been done by Cummins.
- Cameron TH will re-dirt and seed the parkway between 89th St. and Cedar Cove; as Blake thought that's what had already been done.
- Owners on 89th St. must discuss drainage issues with Scott.
- Disintegrating sidewalk sections on North 89th Street must be handled between the Owner and the City.
- Owners on 89th St. must discuss with Scott directly the trenches/sinking soil and sod in their back yards due to sprinkler lines.

Christine asked Blake about Cameron's lack of follow-up in addressing warranty issues. Owners must take their original walk-through sheet and/or warranty matters sheet to Cameron TH office and Blake will take care of them – only those items listed on those original documents.

NEW BUSINESS

Update/revise bylaws and covenants: Christine reported our HOA attorney, Derek Zimmerman returned her call and explained the steps involved to have our HOA bylaws and covenants revised and updated.

Sprinkler system: The Board reviewed details discussed at a meeting held on July 7, 2016, with Tammy of NAIFMA and Chad of Cummins Sprinkler concerning Cummins review of our system and equipment, costs to upgrade some equipment, timing of

running the sprinklers, and areas of concern to accomplished watering timely and efficiently.

The Board reviewed details of options to consider and how to proceed to handle our lawn and sprinkler matters more effectively and efficiently in a meeting with Tammy of NAIFMA on July 7, 2016.

The Board unanimously approved for Tammy to send a postal mailing to the Cedar Cove property owners to vote if they wanted upgrades to our sprinkler system and what upgrades should be made from our HOA funds.

The Board unanimously approved a “rock” instead of a box to replace the dilapidated box now housing our sprinkler water meter at the entrance area on Cedar Cove.

The Board unanimously approved for Cummins Sprinkler to replace the box housing the sprinkler water meter and to begin making basic equipment replacements necessary to more effectively and efficiently water our yards regardless of how the community votes on other sprinkler upgrade matters.

Outlots: Cameron TH offered the Cedar Cove HOA to take over the two outlots which are the lots on each side of the drainage area coming off the school district property. NAIFMA’s Controller recommended we not take that property over. The HOA would incur taxes on this property. The Board unanimously approved to NOT take over this property. One Cedar Cove owner has expressed interest in purchasing it from Cameron TH and the Board will inform them of this ground being available. The Owner will maintain it and the HOA will not incur any responsibility or expense for these two outlots.

2017 Budget:

An item the Board will be considering for the 2017 budget will be landscaping and cleaning up the ravine area, which will include fencing on the steep areas at the north end by the commons sidewalk. A 2nd definite expense to budget for in 2017 is the revision/updating of the HOA bylaws and covenants.

NOMINATING COMMITTEE:

Volunteers Richard Draper and Cheryl Piontek have been received. Christine requested to serve as the Board representative on this committee; unanimously approved by Jodi and Connie. Christine will advise Tammy of this decision; Tammy will advise the community and request those wanting to run to fill 2 new positions on the Board to submit their name and information.

POSTING BOARD MEETINGS:

The Board discussed procedures for notifying the community of our meetings. We decided we’d like to offer the 1st ½ hour as an “open” time for any Owner to attend and express concerns, questions, etc. to the Board.

Respectfully submitted,
Connie Nissen, Secretary-Treasurer